

City of Dublin Planning and Zoning Commission

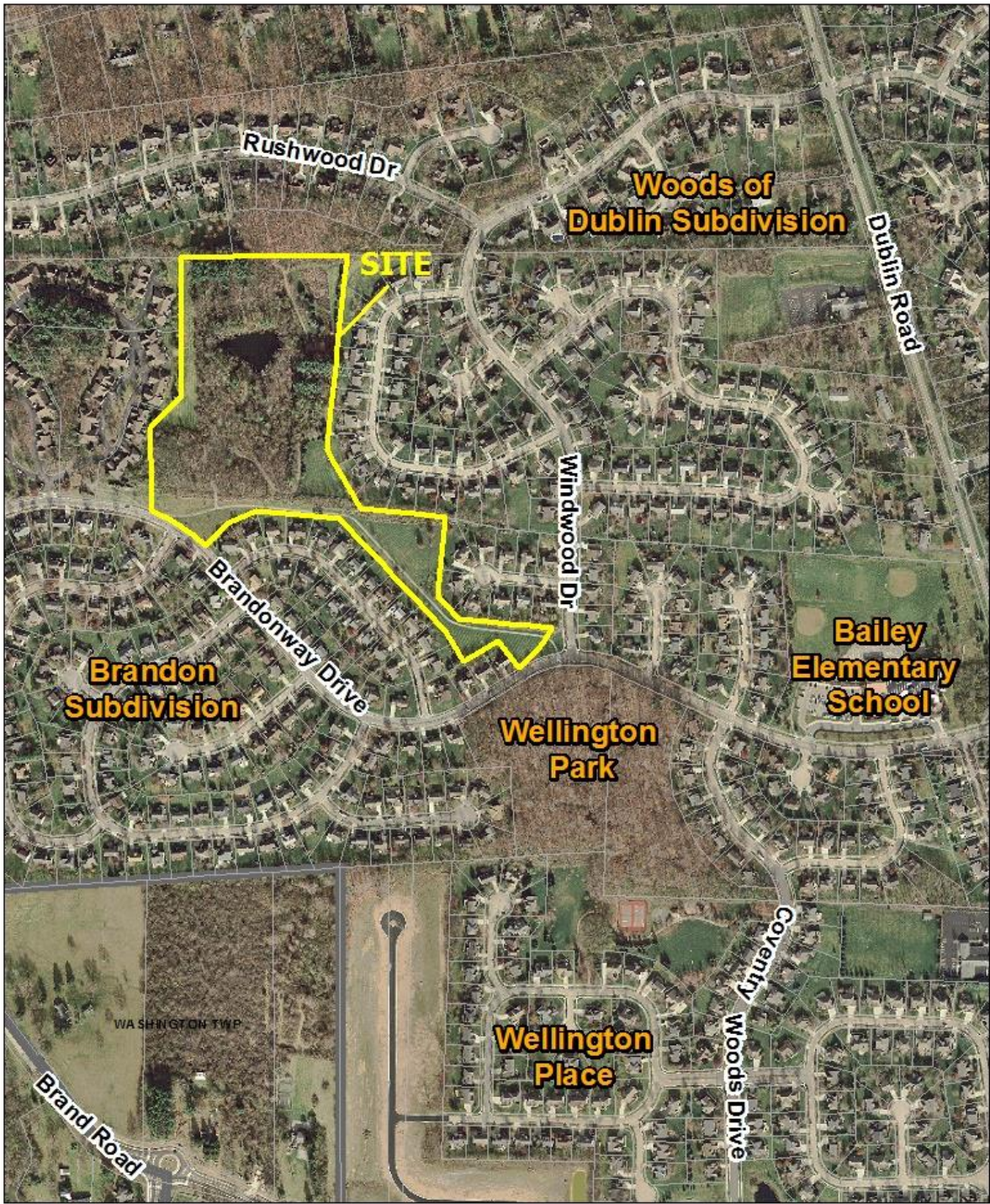
Planning Report



Thursday, October 2, 2014

Brandon Park
7800 Brandonway Drive

Case Summary

Agenda Item	3
Case Number	14-096AFDP
Proposal	Construction of a new fishing dock and enhanced walking paths for an existing park.
Request	Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.
Site Location	7800 Brandonway Drive North side of Brandonway Drive, west of the intersection of Brandbury Place.
Applicant	City of Dublin, represented by Fred Hahn, Parks & Open Space Director.
Case Manager	Marie Downie, Planner I (614) 410-4679 mdownie@dublin.oh.us
Planning Recommendation	<u>Approval of Amended Final Development Plan</u> In Planning's analysis, the proposal is consistent with the criteria for an amended final development plan. Approval of this proposal is recommended.



 <p>City of Dublin</p>	<p>14-096AFDP Amended Final Development Plan Brandon Park 7800 Brandonway Drive</p>	<p>0 300 600 Feet</p> 
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Facts

Site Area	18.5 acres
Zoning	PUD, Planned Unit Development District
Surrounding Zoning and Uses	North: PUD, Woods of Dublin Subdivision East: PUD, Brandon Subdivision South: PUD, Brandon Subdivision West: PUD, Tree Tops of Brandon Subdivision
Site Features	There are existing paths that connect the surrounding neighborhoods to the park and pond centrally located in the park. There are path entrances along Rushwood Drive, Kate Brown Drive and two along Brandonway Drive.
Case Background	Brandon Park was approved as part of the Earlington-Brandon Subdivision as City owned park land in 1984. It includes a fishing pond and multi-use paths.

Details

Amended Final Development Plan

Proposal	This proposal includes the construction of a new fishing dock and enhanced walking paths at Brandon Park.
Plan Overview and Layout	<p>The proposed fishing dock is 14-foot by 24-foot and is fixed 20 inches above normal water level. The proposed dock and boardwalk will be wooden with a 4-inch curbed rail.</p> <p>The path modifications include a gravel path shown in the hatched areas, which provide a connection between the proposed boardwalk and the existing mowed turf trail. The gravel path is contained by a timber curb on the northwest edge to retain the gravel. All other portions of the proposed gravel trails will be even with the existing grade. The smaller gravel area located adjacent to the dock provides a small ramp up for a smooth transition between the existing grade and the dock area.</p>

Analysis

Amended Final Development Plan

Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
1) Consistency with the approved preliminary development plan.	Criterion met: This proposal is consistent with the requirements of the proposed development text.
2) Traffic & pedestrian safety	Criterion met: All pedestrian and vehicular safety requirements are met.

Analysis	Amended Final Development Plan
3) Adequate public services & open space	Criterion met: The site has adequate public services.
4) Protection of natural features & resources	Criterion met: The proposed plans do not interfere with natural features or resources, and the use of gravel path in lieu of a paved system significantly decreased the negative impacts to the existing trees.
5) Adequacy of lighting	Criterion met: No lighting is proposed.
6) Signs consistent with preliminary development plan	Criterion met: No signs are proposed.
7) Appropriate landscaping to enhance, buffer, & soften the building and site	Criterion met: No landscaping is proposed.
8) Compliant stormwater management	Criterion met: No modifications are proposed to the stormwater management system.
9) All phases comply with the previous criteria.	Not Applicable.
10) Compliance with other laws & regulations.	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation	Amended Final Development Plan
Approval	In Planning's analysis, this proposal complies with the proposed development text and preliminary development plan, the final development plan criteria and existing development in the area. Planning recommends approval of this request.

AMENDED FINAL DEVELOPMENT PLAN

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Amended/Final Development Plan (Commission approves/denies).**

The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process.

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.